

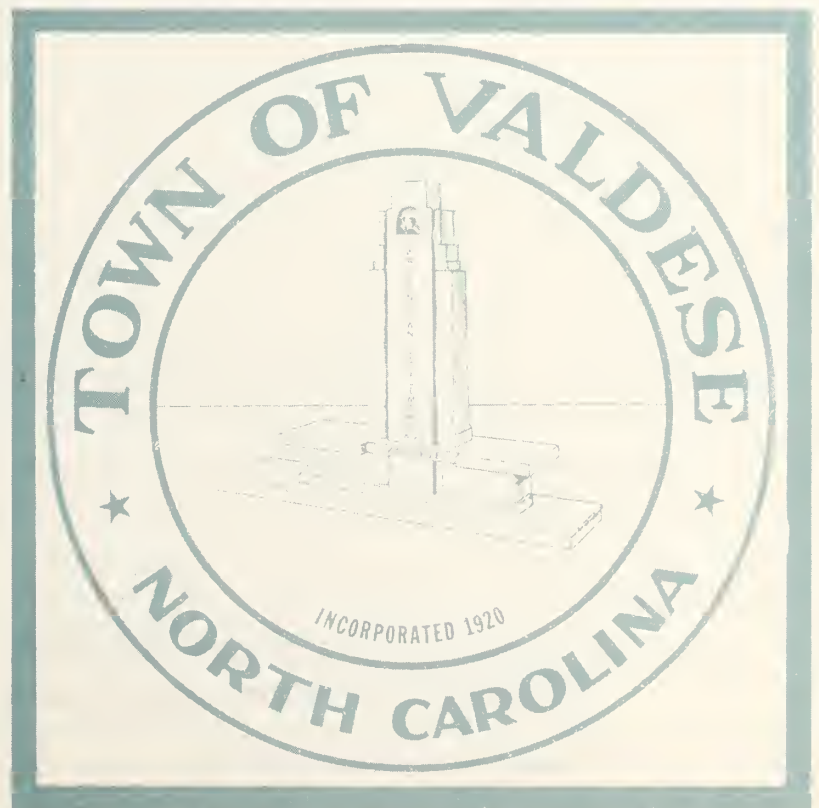
# NEIGHBORHOOD ANALYSIS



VALDESE, NORTH CAROLINA



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VALDESE, NORTH CAROLINA

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PREPARED FOR:

THE TOWN OF VALDESE, N. C.

Valdo S. Martinat, Mayor  
O. B. Stokes, Town Manager  
W. Harold Mitchell, Town Attorney

TOWN COUNCIL

Rufus F. Temple  
Thurman L. Reep  
Frederic H. Pons, Sr.  
Edward Pascal  
J. W. Howard Wilkie

PLANNING AND ZONING BOARD

Donald H. Martinat, Chairman  
John Church  
Julius Deal  
Elmo Pascal  
Dan Bounous  
John A. Guigou

TECHNICAL ASSISTANCE FROM:

STATE OF NORTH CAROLINA  
DEPARTMENT OF CONSERVATION & DEVELOPMENT  
DIVISION OF COMMUNITY PLANNING

George J. Monaghan, Administrator  
PIEDMONT AREA OFFICE, SALISBURY, N. C.

Charles L. Sellers, Director  
\*Michael E. Grandstaff, Community Planner  
Perry Whisnant, Draftsman  
Paul L. Trexler, Draftsman  
M. Eileen Antosek, Secretary

\*Planner in charge of project

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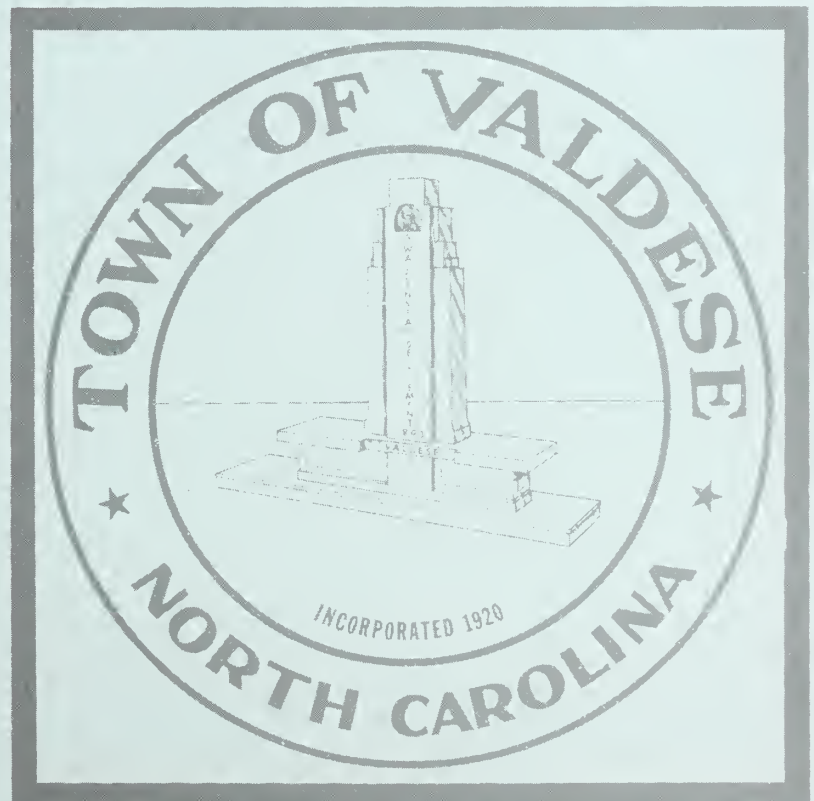


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# INTRODUCTION





## PART I

### INTRODUCTION

#### PURPOSE AND SCOPE OF STUDY

What is a neighborhood analysis? It is a study of the nature, extent and causes of blight within a community on an area-by-area basis. Hence, it is the purpose of this report to analyze all blighting conditions in the Valdese Planning Area which tend to make certain sections of the town and its environs substandard. This will entail the delineation of neighborhoods and the assembly and analysis of information on:

- housing conditions, including the location and extent of blight or potential blight;
- characteristics of families affected by poor housing;
- conditions of non-residential areas, including location and extent of blight and potential blight;
- adequacy of community facilities and services, both public and private;
- causes of blight;
- steps needed to eliminate present blight and prevent future blight.

Blighting factors are usually associated with educational attainment and family income. These two factors relate to the type of housing in which families live. High educational attainment allows one to gain adequate income, which in turn fosters an adequate environment. In most cases the reverse is true.





Most of us tend to indentify ourselves with out surroundings. Poor environmental conditions tend to have a large influence on our lives. For example, poorly kept yards and deteriorating housing conditions in a neighborhood tend to encourage more of the same, thereby bringing a further deterioration of the neighborhood in which such conditions are allowed to continue. Pleasant neighborhoods offer a sense of pride and give the residents a strong incentive for good citizenship. Deteriorating neighborhoods tend to breed unhealthy social conditions. These blighting conditions are detailed hereafter so that solutions can be applied.

This report will also allow the Town of Valdese to meet its Workable Program requirements regarding a neighborhood analysis. The Workable Program consists of the following elements: codes, ordinances, comprehensive community planning, neighborhood analysis, administrative organization, financing, housing for displaced families, and citizen participation. These seven elements make up the Workable Program which is a prerequisite for obtaining Federal funds for urban renewal, public housing and special types of FHA Mortgage Insurance.

#### CAUSES OF BLIGHT

A definition of blight would be: "Anything that causes destruction or ruin." The major causes of blight which tend to affect most cities are:

1. Absence of Codes and Ordinances. Many residential, business and industrial areas become substandard due to the absence of adequate building, plumbing, fire and electrical codes. In other instances towns and cities may have these codes on the books but they do not enforce them. This allows a neighborhood to deteriorate just as fast as if there were no such codes.



The lack of subdivision regulations brings about poor lot platting practices which in turn can affect drainage patterns, street layout, obstructions to vision at intersections, and other problems.

The recent adoption of a zoning ordinance for the incorporated area of Valdese should head off some potential problems such as inappropriately located land uses, unregulated outside storage, lack of off-street parking space and so forth. Steps should be taken by the Town Council to secure zoning for the fringe area as well.

2. Social and Economic Factors. There are numerous social and economic factors which can cause blight, among which are: broken homes (homes without a father or mother), lack of education or skill, and the handicapped or disabled. Persons affected by these conditions are often deprived of the opportunity of an adequate wage and cannot acquire adequate housing. As a result of low income levels, many families have to double up with two or more families living together in the same house. Crowding conditions create a lack of indoor and outdoor privacy and tend to bring about a breakdown of social and moral conditions in the home.
3. Inadequate Recreation Facilities. Urban areas need adequate recreation areas. When these are not provided the children have to play in the streets.
4. Dilapidated or Vacant Non-Residential Structures. Vacant lots and obsolete buildings tend to bring about the deterioration of neighborhood quality.
5. Rental Properties and Heavy Traffic Flow. Many land owners allow their property to deteriorate due to circumstances which they cannot control such as heavy traffic volumes in front of their property or an industrial use next to their property. However, land owners are often negligent in maintaining rental properties. Adjacent dilapidated and deteriorating structures often add to the lack of pride by the tenant. In many instances substandard housing areas act as breeding places for crime and disease as well as being fire hazards to the community.

Many existing neighborhoods and even industrial districts could benefit from projects to provide better off-street parking, re-route heavy traffic and reduce residential-industrial conflicts. Also, properly planned intersection improvements could build substantial safety features into a neighborhood street system, thus alleviating industrial and residential traffic hazards.



6. Inadequate Utilities. Valdese has some fringe residential areas which are lacking public water and sewer facilities. Such areas without adequate utilities are a health hazard to the community. Future annexation of these areas to the town may be the only feasible method of providing adequate utilities to the areas in question.

#### DELINEATION OF NEIGHBORHOODS

A neighborhood is a homogenous area with respect to certain physical, economic, and social aspects. Lines were drawn wherever physical or social movements between residential areas are blocked because of a railroad, major street or stream and differences in land use, income, race, or value of residential structures.

The Valdese planning area has been divided into eight study areas for statistical and comparative purposes. Other reports such as the Land Use Survey and the Land Development Plan will draw heavily upon this report for statistical data and for future recommendations.

The Valdese study area boundaries were established by considering the following factors:

- natural boundaries, including terrain features, creeks and streams;
- man-made obstacles, including the Southern Railroad; major thoroughfares such as Carolina Street and SR 1737;
- other considerations such as political wards, existing land use patterns and type of housing;
- existing municipal boundary lines and outer perimeter lines.





A home is the biggest investment which most families will make during their lifetimes. Therefore, it is very important that this investment be protected. Hence, the area in which one builds should be free from blighting conditions. This is why neighborhoods need to be protected from adverse effects such as noise, trash, heavy traffic conditions, industrial pollution, and so forth. Consequently, any plan should include regular maintenance and replacement of worn-out parts -- be it in a home, auto, fence, school, street, sidewalk, or what have you.

What makes a good neighborhood? Many things, among which are the following:

- adequate housing;
- adequate environment;
- adequate schools;
- streets free from traffic congestion;
- paved streets and adequate sidewalks;
- street lights;
- various churches;
- adequate recreational facilities;
- adequate shopping areas;
- all areas free from debris and trash;
- regular maintenance of all main structures and out-buildings;
- an alertness to violations of the zoning ordinance and other town codes.

#### NEIGHBORHOOD POPULATION DISTRIBUTION

The 1967 housing survey by the Division of Community Planning revealed that most of the estimated 2,656 town population is located in Neighborhoods 1, 2, and 4. The least populated neighborhoods in town are Neighborhood 3 and the central business district (CBD). (Neighborhoods 1, 2, 4 and the CBD are partly commercial or industrial.) The estimated 2,805 fringe area population is located for the most part in Neighborhoods 5, 6, and 8. (See Map 1 and Table 1.)





TABLE 1                      DISTRIBUTION OF POPULATION AND  
DWELLING UNITS BY NEIGHBORHOODS

Neighborhood	No. of Dwelling Units	No. of Occupied Dwelling Units	Estimated No. of Persons	Per Cent of Total Population
TOWN LIMITS AREA				
1	243	241	771	14.1
2	246	246	787	14.4
3	132	130	416	7.6
4	205	203	650	11.9
CBD	13	13	32	.5
Sub-Total	839	833	2,656	48.5
FRINGE AREA				
5	275	271	867	15.9
6	271	270	864	15.9
7	168	168	537	9.9
8	169	168	537	9.8
Sub-Total	883	877	2,805	51.5
Total Planning Area	1,722	1,710	5,461	100.0

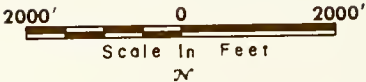
Source: 1967 Division of Community Planning survey count of dwelling units times a dwelling unit factor of 3.2 (average number of persons per dwelling unit in Valdese according to the 1960 Census).



STUDY AREAS



VALDESE  
North Carolina





## SURVEY OF HOUSING CONDITIONS

One of the most important indications of blight is the physical condition of housing in a neighborhood or a community. The Condition of Housing Map 2 illustrates the findings of a "windshield" housing survey and a twenty per cent sample of the interiors of blighted housing made in April and June, 1967, by the Division of Community Planning. All housing in the planning area was classified as one of the three following groups:

1. Sound Housing is that which has no defects or only slight defects which can be corrected during the course of regular maintenance. Examples of slight defects are: slight damage to porch or steps, lack of paint or gutters.
2. Deteriorating Housing needs more repair than is provided in the course of regular maintenance. Such housing has one or more defects which must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of such defects would be holes or open cracks, poor foundation, floor or roof, or badly damaged steps or porch.
3. Dilapidated Housing does not provide safe and adequate shelter; in its present condition is endangers the health, safety, or well-being of the occupants. Such housing represents inadequate original construction or has one or more critical defects indicating that the structure should be extensively repaired, rebuilt or torn down. Such structures in order to meet minimum standards would require drastic restoration that would be economically unfeasible.

In the windshield survey, no effort was made to determine internal deficiencies beyond those readily apparent from outside the structure. However, such an effort was made in the "20% sampling." Even for external factors, more detailed inspection of any single structure may prove the preliminary evaluation incorrect; however, the judgment made is considered a valid indication of the general conditions prevailing. The





# Condition of Housing



## VALDESE North Carolina

2000' 0 2000'  
Scale in Feet



### Legend

Over 50% dwelling units not deteriorated  
Over 50% dwelling units deteriorated





"deteriorated" and "dilapidated" classifications are referred to as "substandard". Neighborhoods which have the highest percentages of substandard housing are:

In the Town Proper: Neighborhoods 1 and 4  
(79 units)

In the Fringe Area: Neighborhoods 5, 6, and 7  
(87 units)

See Map 2, Condition of Housing, and Table 2, Condition of Housing Units by Neighborhood.

Statistical data such as economic, social and environmental conditions were obtained from a "20% sampling" of deteriorated and dilapidated housing in the Valdese Planning Area.

TABLE 2      CONDITION OF HOUSING UNITS BY NEIGHBORHOOD

Neighborhood	Total DU's	Det.* DU's	Dil.* DU's	Total	Per Cent of Total DU's Det.*	Per Cent of Total DU's Dil.*
TOWN LIMITS AREA						
1	243	27	3	30	11.1	1.2
2	246	10	2	12	4.1	.7
3	136	3	1	4	2.2	.7
4	205	32	17	49	15.6	8.3
CBD	13	3	-	3	23.1	-
Sub-Total	843	75	23	98	8.9	2.7
FRINGE AREA						
5	275	38	12	50	13.8	4.4
6	271	21	7	28	7.7	.8
7	168	9	2	11	5.3	.6
8	169	20	8	28	11.8	4.7
Sub-Total	883	88	29	117	9.7	3.3
Total Planning Area	1,726	163	52	215	9.4	4.7

\*DU's - Dwelling Units

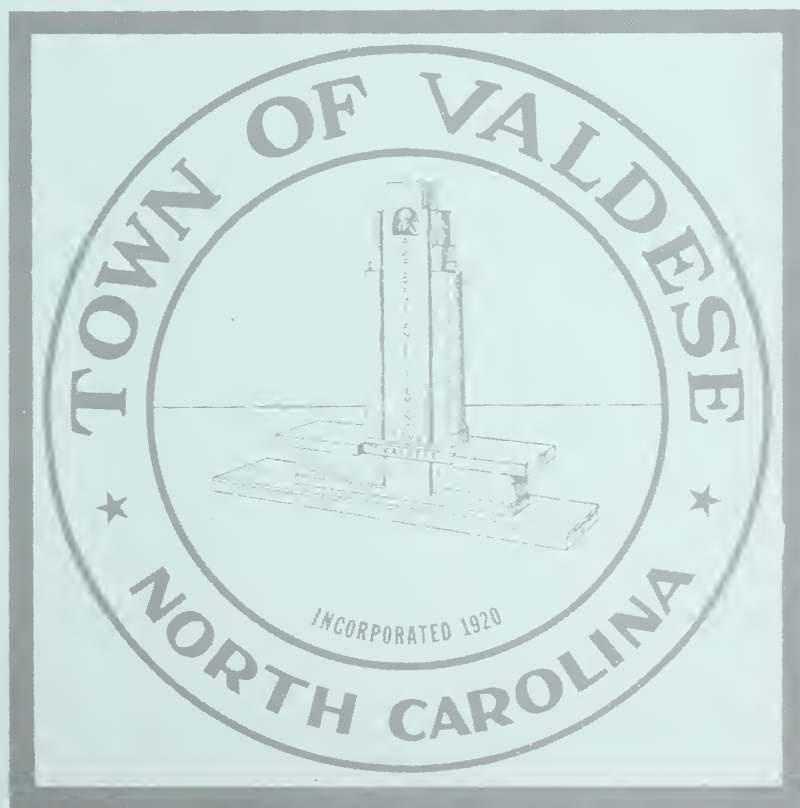
\*Det. - Deteriorating

\*Dil. - Dilapidated

Source: Windshield survey by Division of Community Planning,  
April-June, 1967



# ECONOMIC AND SOCIAL CONDITIONS





PART II  
ECONOMIC AND SOCIAL CONDITIONS

Causes of blight in most cases can be traced to low or inadequate family income. Since this is true for all towns, this section of the study will concern itself with family income. A family whose income is less than \$3,000 would be hard-pressed to obtain sound housing in Valdese. Low income families usually cannot afford to buy a house, hence such families have to rent inadequate shelter. Dwellings in Valdese which rent for a gross rent of \$50 or less per month include defects in most cases. Owner-occupied dwellings in Valdese, which are valued at \$5,000 or under, are also generally defective.

Indicators of blighting conditions in Valdese are:

- low family income;
- renter-occupied housing;
- average monthly rent;
- value of owner-occupied dwelling units.

Blighting conditions resulting from social problems are another facet which must be considered in analyzing a community's total environment. Social conditions will be discussed in terms of the following:

- stillbirths and infant deaths;
- illegitimate births;
- venereal disease;
- tuberculosis;
- public welfare;
- major adult crimes against persons;
- major adult crimes against property.



## FAMILY INCOME

The Council of Economic Advisors to the President of the United States considers that families having a gross income of \$3,000 or less are living in poverty. The majority of the Valdese families in this income group live in Neighborhoods 1 and 4 in the town proper, and Neighborhood 5 in the fringe area. The majority of the families in Neighborhood 5 make over \$3,000 per year; however, the non-whites living in the extreme northwest corner of Berrytown for the most part make less than \$3,000 per year. (See 1967 Family Income by Block, Map 3). The neighborhoods mentioned contain more than half of the deteriorated and dilapidated housing in the Valdese Planning Area.

Three thousand dollars or less per year does not afford a family an adequate income on which to live, especially when they spend about 20 per cent of this income for shelter. In many cases the average income would be under \$3,000 if only the income of the head of the household were counted. However, in most Neighborhoods where family income is low, more than one person in the family is working to help supplement the income of the head of the household. The overall average family income for the entire planning area is \$3,852.

FAMILIES WITH 1966 ANNUAL FAMILY INCOME OF LESS THAN \$3,000	
TABLE 3	
Neighborhood	Per Cent of Total Neighborhood Families
TOWN LIMITS AREA	
1	57.1
2	33.3
3	33.3
4	35.3
FRINGE AREA	
5	44.4
6	16.7
7	-
8	-

Source: "20% Sampling" of blighted housing survey,  
Division of Community Planning, April-June, 1967





# Family Income by Block



VALDESE  
North Carolina

2000' 0 2000'  
Scale in Feet



## Legend



Source: Survey by Division of Community Planning, June, 1967.



## RENTER-OCCUPIED HOUSING

According to interviews conducted in June, 1967, by the Division of Community Planning, renter-occupied housing composed a large percentage of the housing surveyed. This was quite surprising since only a few multiple-family houses, garage apartments, and duplexes were spotted in the planning area. However, once the survey was underway it was evident that many of the single-family homes were being rented. In many cases renters lack the resources, the will and the equipment to maintain housing at a high standard. Consequently, a sizable percentage of renter-occupied housing is normally deteriorated or dilapidated.

In a recent housing survey conducted for local manufacturers, 663 people who commuted to work in Valdese desired housing in town -- but rental housing is not readily available. The U.S. Housing Census for 1960 shows that approximately 34.2 per cent of the town's entire housing stock was renter-occupied. When this percentage is compared to renter-occupied housing for Urban North Carolina (44.9 per cent) it appears that Valdese has more home-owners than the State. However, the town has an acute housing shortage. This is why the town, in an attempt to alleviate the housing shortage, has made application for public housing funds and has encouraged private developers. (See Map 4, Renter-Occupied Housing by Block.)

The average rent for housing surveyed in the "20% sample" is \$30 per month. Another \$18.71 would cover utilities, bringing the average rental housing cost to approximately \$48.71 per month. This could be broken down as follows:

\$30.00	Rent, excluding utilities
2.56	Minimum for water and sewer*
6.15	Electricity
10.00	Heat (wood, coal, oil or gas)
<u>\$48.71</u>	

\*Just inside the town proper. Outside town, \$1.65 minimum for the first 3,000 gallons. Sewer charge is 55 per cent of the water bill.





# Renter-Occupied Housing by Block



**VALOESE**  
North Carolina

2000' 0 2000'  
Scale in Feet  
N



**Legend**

Percent Renter Occupied
33% - 41%
42% - 50%
51% - 60%
61% - 70%

Source: Survey by Division of Community Planning, June, 1967.

MAP-4



Housing renting for \$50 or under per month (including utilities) is usually substandard. The majority of housing in this category is found in Neighborhoods 1 and 4 in the town proper and in Neighborhoods 5, 6, and 8 in the fringe area. Neighborhoods 1 and 4 are the two most blighted areas, with Neighborhoods 5 and 6 less blighted. (See Average Monthly Rent by Block, Map 5.)

#### VALUE OF OWNER-OCCUPIED HOUSING

Property values are directly related to the general condition of a neighborhood. This is why the presence of a large number of substandard houses will devalue sound residential structures. Neighborhood 4, which is composed of the "Crow Hill" and "Frog Hollow" sections, has the largest amount of housing valued at less than \$5,000. Neighborhood 1, along Maple Road and Cedar Street, also has a goodly proportion of owner-occupied housing valued at less than \$5,000. Usually a house and lot valued at less than \$5,000 indicates either substandard construction or a very poor neighborhood; more than likely, this latter is true in Valdese.

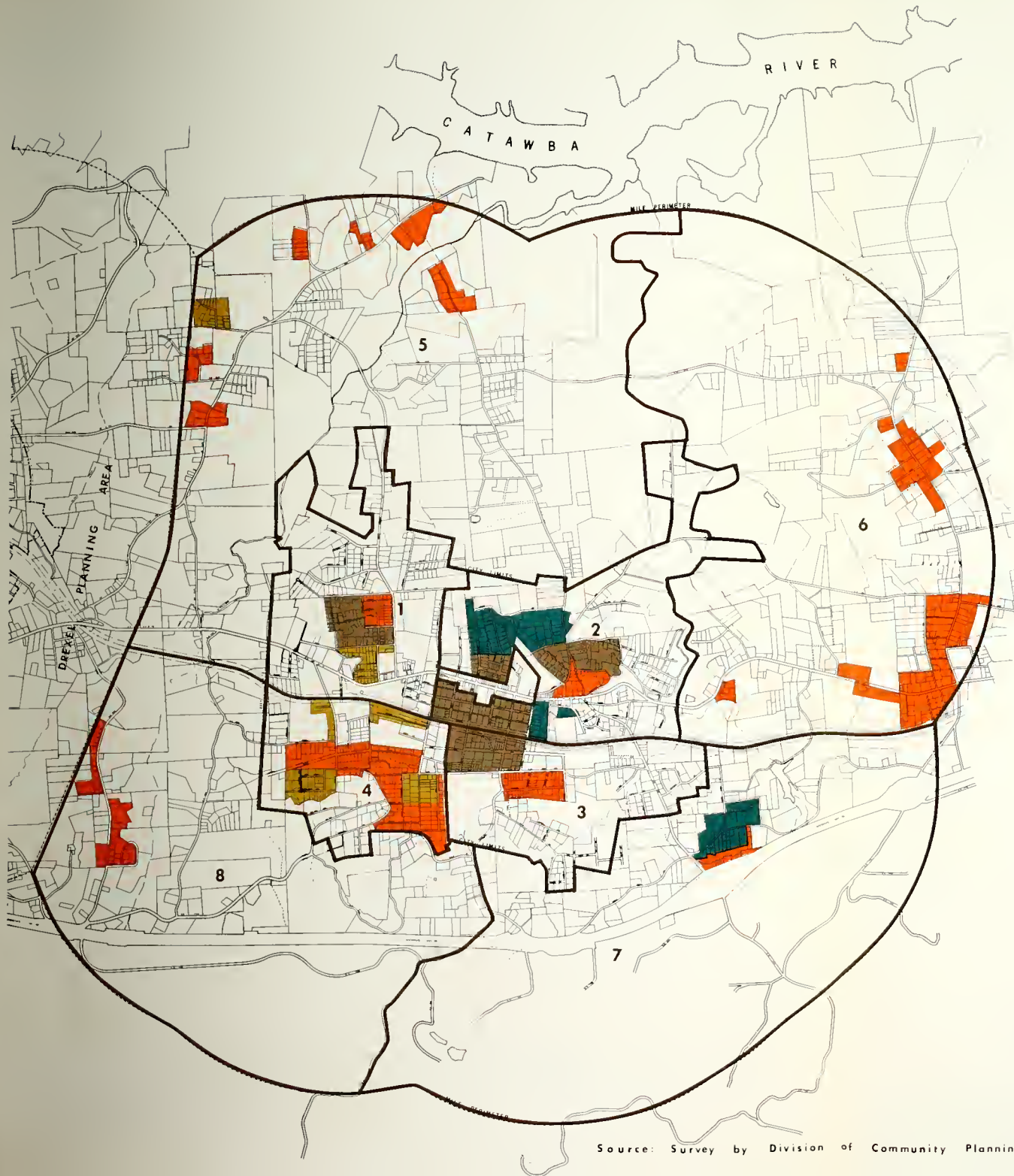
#### STILLBIRTH AND INFANT DEATHS

Stillbirths and infant deaths include babies born dead and those who die under one year of age. Statistics were compiled from January, 1965, through January, 1967, from the records of the Burke County Health Department. For this two-year period there were two stillbirths and seven infant deaths in the planning area. Numerous environmental factors (housing, heating, clothing, and diet) as well as prenatal care can contribute to a high rate of infant deaths. Neighborhood 5 is the only neighborhood having more than one infant death. Neighborhood 3 has no stillbirths or infant deaths within its boundaries. The other neighborhoods had at least one stillbirth or one infant death, which could be expected in any community.





# Average Monthly Rent by Block



## VALDESE North Carolina

2000' 0 2000'  
Scale in Feet



### Legend



(Excludes all utilities, except water in some cases.)

Source: Survey by Division of Community Planning, June, 1967.



## ILLEGITIMATE BIRTHS

Only one illegitimate birth was recorded in the planning area. This offers insufficient evidence to produce any conclusion. In all probability, illegitimate births took place in out-of-county hospitals or were delivered by midwives and were not reported.

## VENEREAL DISEASE

Venereal diseases are strong indicators of blighted areas. The greatest number of venereal disease cases were found in Neighborhood 5 (in the fringe area) and Neighborhood 4 (in the town proper) -- 4 cases and 2 cases, respectively. Both neighborhoods have a high percentage of blighted conditions.

## TUBERCULOSIS

Tuberculosis is associated generally with overcrowded conditions, low income, substandard housing, improper diet, excessive alcoholic consumptions, insufficient ventilation, and other poor environmental conditions. For a two-year period, only eight cases were reported in the planning area. Of these eight, seven were in one non-white family in Neighborhood 5. The other case was found in Neighborhood 2.

## PUBLIC WELFARE\*

The inability of adults to earn enough to adequately support themselves and their families is reflected by the number of recipients of welfare aid. In the town proper, Neighborhoods 4 and 2 have the most welfare recipients (7 and 5, respectively). However, Neighborhoods 1 and 3 have four welfare recipients each. In the fringe area, Neighborhoods 6, 7, and 8 have eight welfare cases.

\*Includes (OAA) Old Age Assistance, (APTD) Aid to the Permanently and Totally Disabled, (AFDC) Aid to Families with Dependent Children, (MAA) Medical Assistance to the Aged, (N) Neglect Cases, and (J) Juvenile Cases.



## MAJOR ADULT CRIMES AGAINST PERSONS

Adult crimes committed against other adults consist of such crimes as assault, rape, or murder. The majority of adults convicted were guilty of minor cases of assault. However, in Neighborhood 1 there was an attempted rape and in Neighborhood 4 there were two murders. These crimes were committed in sections of the neighborhoods where the housing was very poor. These two neighborhoods are no doubt the most costly in terms of police supervision and protection.

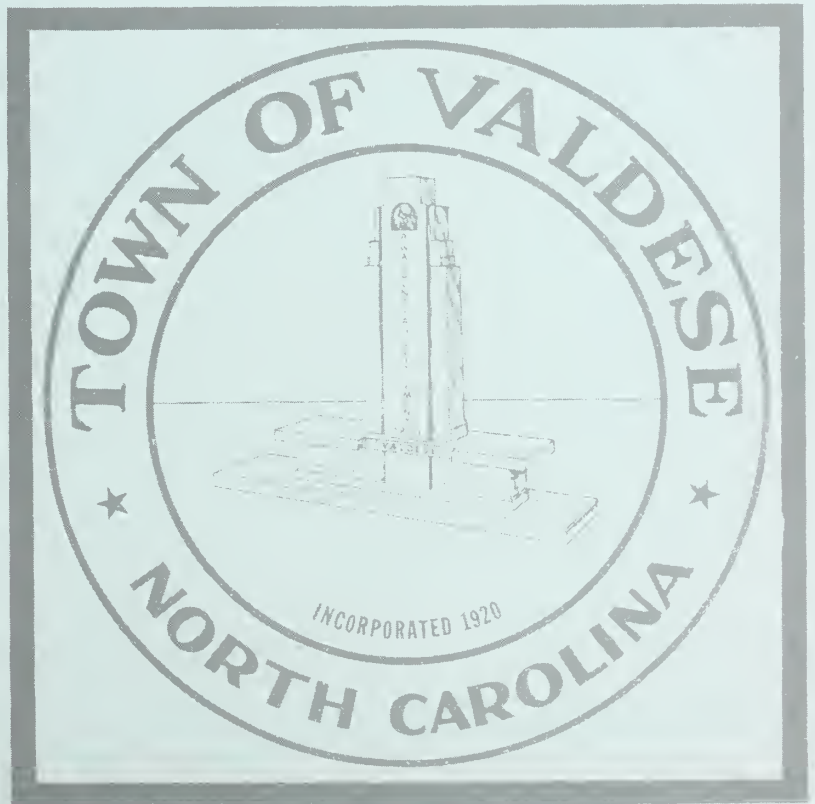
## MAJOR ADULT CRIMES AGAINST PROPERTY

Major adult crimes against property can be tied to the physical environment. Blighted neighborhoods, however, may not necessarily be the cause of crime -- but crowded surroundings and poor physical conditions certainly contribute to their incidence. The majority of the residences of persons convicted of a major crime against property (robbery, burglary or larceny) are located in Neighborhood 1, Neighborhood 2 and the central business district. All other neighborhoods are free from major adult crimes against property.





# ENVIRONMENTAL CONDITIONS







### PART III

#### ENVIRONMENTAL CONDITIONS

Environmental conditions play an important part in shaping the overall character of a neighborhood. For instance, the lack of adequate plumbing facilities, overcrowded living conditions and small lots can lead to a greater incidence of disease in a neighborhood. Mixed land uses and heavy traffic volumes which add excessive amounts of noise, odors and vibrations tend to bring about blight by decreasing the value of the property in that area. Unpaved and narrow streets are a hazard to the pedestrian and to the motorist. The distribution of major fires often reflects blighted conditions. These environmental factors will be discussed.

#### PLUMBING DEFICIENCIES\*

According to the 1960 Housing Census, 17.5 per cent of Valdese's dwelling units lack some or all plumbing facilities. Most people feel that inside plumbing is a necessity for adequate living; however, this necessity is denied to many citizens inside the town as well as those in the fringe areas. This means that many persons must share a bathroom in other dwelling units or have none at all. The lack of privacy and health problems presented by a lack of adequate plumbing contributes greatly to blight.

\*Dwelling units lacking hot running water, flush toilet, bathtub or shower and indoor plumbing.



Most of the neighborhoods inside the town have adequate plumbing facilities. However, in a few isolated cases, such as on Spring, Cline, Massey, Pine Burr, and Woodland Avenues, indoor plumbing is lacking in one or two categories. For instance, some houses along Spring Avenue lack either hot running water, baths or showers. This is also true for other avenues mentioned in Neighborhood 4. Many dwellings on Cline and Woodland Avenues lack a flush toilet. In the fringe area, the lack of plumbing is a major problem in Neighborhood 5 (particularly Berrytown), 6 and 8. (See Housing with Inadequate Plumbing by Block, Map 6, and Table 4.)

TABLE 4		PER CENT OF DWELLING UNITS WITH INADEQUATE PLUMBING
Neighborhood	Per Cent of Neighborhood Dwelling Units	
TOWN LIMITS AREA		
1	33.3	
2	10.0	
3	—	
4	50.8	
FRINGE AREA		
5	54.5	
6	66.6	
7	—	
8	75.0	

Source: "20% Sampling" of blighted housing survey,  
Division of Community Planning, April-June, 1967

#### OVERCROWDING WITHIN DWELLING UNITS

One of the biggest problems in blighted housing is that of too many people living together under one roof. For instance, more than one person per habitable room (bedroom, living room, dining room, den, kitchen, etc.,) is considered overcrowding. Overcrowded conditions create many problems and diseases as well as the loss of privacy and the frustrations which an individual or family may have to endure.



# Housing with Inadequate Plumbing by Block



**VALDESE**  
North Carolina

2000' 0 2000'  
Scale in Feet



## Legend

Percent of total

10% - 20%

Over 30%

(Well and septic tank considered inadequate within Corporate Limits.)





The majority of the overcrowding in the planning area (based on the 20% sampling") is found in Neighborhood 1, 2, and 4 in the town proper. In the fringe area Neighborhood 7 and 8 have the highest percentage. Generally, overcrowded conditions are due to very large families or two or more families doubling up in small dwellings. (See Map 7.)

#### INADEQUATE LOT SIZE

A lot which is too small can cause numerous problems that may lead to blight. Recognized authorities in the field of housing recommend the following minimum lot sizes:

	<u>Average per Family*</u>
One-Family	6,000 square feet
Two-Family	4,000 square feet

Proper lotting affords neighborhoods adequate street rights-of-way, privacy, safety from fire, panic and other dangers, in addition to providing a healthful environment. The majority of inadequately-sized lots are found in Neighborhood 1 and 4. (See Map 8.)

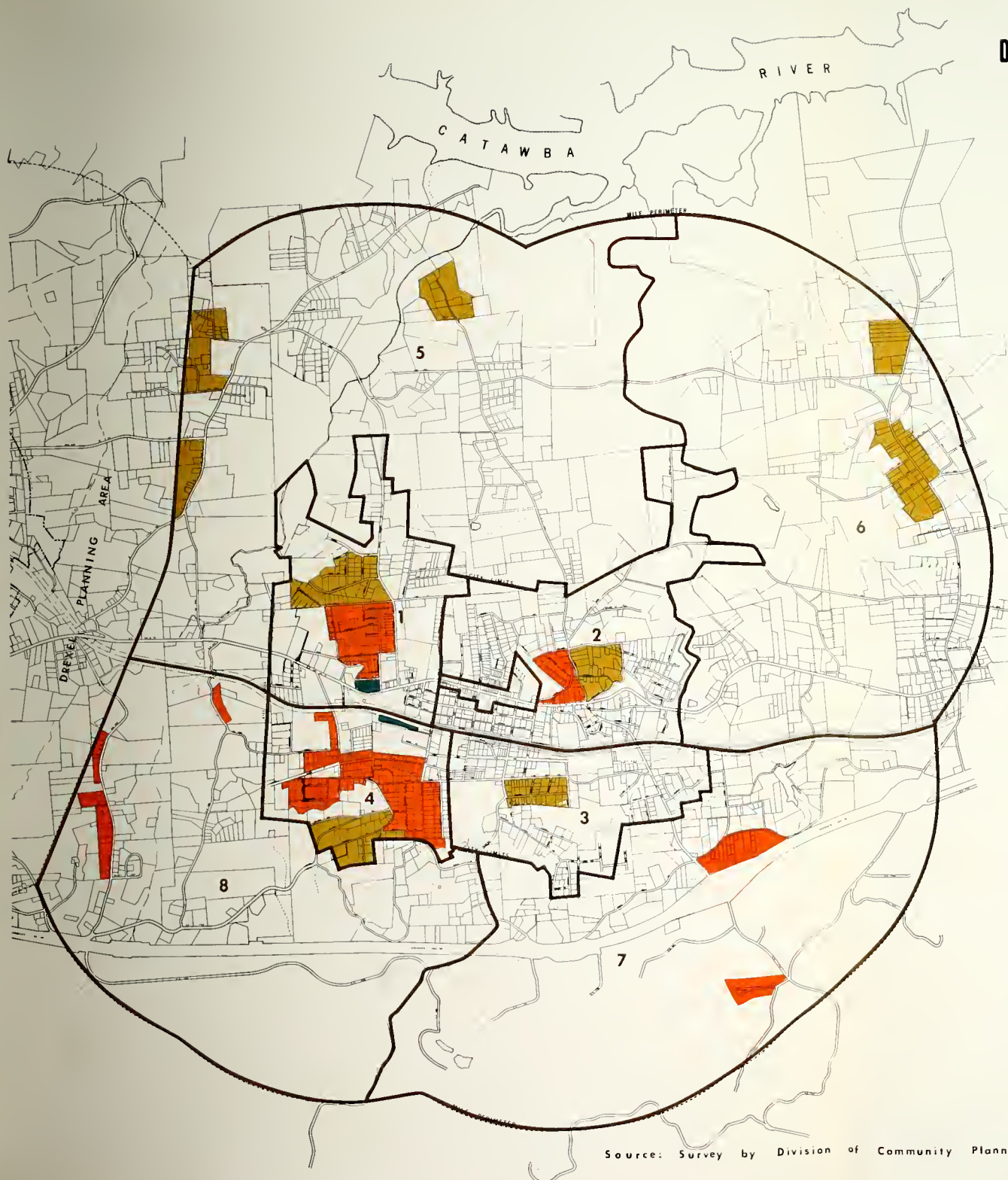
#### MIXED LAND USE

Mixed land usage has a tendency to lower property values. It also increases traffic volumes and parking problems. Non-conforming commercial and industrial uses in residential areas cannot help but destroy residential amenities. Neighborhoods 1 and 2 in the town proper have the most instances of mixed land uses, mainly due to the heavy concentration of commercial and industrial uses in these two neighborhoods. In the fringe area mixed land uses are found in Neighborhood 6 and 7. Here again, most of the mixed land uses are located along the major highway and are service-type uses, i.e., gasoline service stations, small grocery stores, small textile mills, and so forth. (See Map 9.)

\*American Public Health Association Committee on the Hygiene of Housing



# Overcrowding Within Dwelling by Block



**VALDESE**  
North Carolina

2000' 0 2000'  
Scale In Feet



Percent of dwelling units in block  
with over 1.01 persons per room.



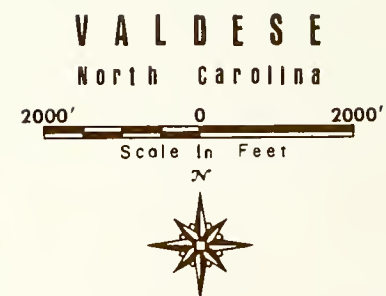
Source: Survey by Division of Community Planning, June, 1967.

**MAP-7**





# Inadequate Lot Sizes



Source: Survey by Division of Community Planning, June, 1967.

MAP-8



# Mixed Land Use



**VALDESE**  
North Carolina

2000' 0 2000'  
Scale in Feet  
N



Percent of residential zoned  
blocks devoted to commercial  
and industrial.

33% or more

Source: Survey by Division of Community Planning, June, 1967.

MAP-9





## MAJOR AND MINOR FIRES

Fires, as defined for this study, will consist of minor fires, rated from \$20 to \$100, and major fires, rated from \$100 to \$7,000 of loss. Fire data was compiled for a two-year period (January, 1964 to January, 1966). Between these dates there were 114 fires in the Valdese Planning Area. Automobile, dwelling, wood and electrical fires were the most numerous. Of the 18 dwelling fires, three were total losses, amounting to over \$20,000 and equalling 88.5 per cent of the total fire damage in the planning area.

Fires, of course, can and do strike in the best of neighborhoods; however, poor electrical wiring and inadequate heating equipment usually cause more fires to occur in blighted areas. This is shown by the large number of fires in Neighborhoods 1 and 4 in town and Neighborhood 8 in the fringe area. (See Table 5.)

TABLE 5 MAJOR AND MINOR FIRES, 1964-1966

Type of Fire	Number and Year			Total Damage	Per Cent of Total
	1964	1965	1966		
Automobile	6	13	9	\$ 50.00	.2
Grass or wood	6	11	9		
Electrical	3	2	5	120.00	.5
Trash	3	2	3		
Fire place	5		2	50.00	.2
Furnace	2			20.00	.1
Dwelling	5	7	6	20,331.66	88.5
Industrial		5	3	1,800.00	7.8
School			3		
Commercial			3	600.00	2.6
Lawn mower			1	20.00	.1
Total	30	40	44	\$ 22,991.66	100.0

Source: Records of the Valdese Fire Department,  
January 1964-1966



## UNPAVED AND NARROW STREETS

Streets which are unpaved tend to encourage blighting conditions mainly through excessive dust or mud. Home-owners living on such streets often lose pride in keeping their homes painted and clean. Consequently, blight may creep into a neighborhood which has unpaved streets. Pedestrian and vehicle accidents are more likely to occur on such streets. Excessive noise and wear on automobiles are disadvantages to residents who live along unpaved streets.

Narrow streets are defined as those with a right-of-way of under 30 feet. The Valdese Planning Area seems to have a goodly share of narrow and unpaved streets. For instance, the town proper has 4.0 miles of unpaved streets and 13.0 miles of narrow streets. Neighborhoods 2, 3, and 4 seem to have the largest number of each, whereas in the fringe area, Neighborhood 5, 6, and 7 have the highest mileage of both. (See Table 6 and Map 10.)

TABLE 6 UNPAVED AND NARROW STREETS		
Neighborhood	Unpaved Streets Miles	Narrow Streets Miles
TOWN LIMITS AREA		
1	.8	1.8
2	.4	2.3
3	1.6	3.7
4	1.2	4.4
CBD	-	.8
Sub-Total	4.0	13.0
FRINGE AREA		
5	2.7	5.7
6	2.2	5.4
7	1.7	2.2
8	1.2	1.7
Sub-Total	7.8	15.0
Total Planning Area	11.8	28.0
Source: Survey by Division of Community Planning, April, 1967		



# UNPAVED STREETS & AVERAGE DAILY TRAFFIC VOLUME

TRAFFIC VOLUME SOURCE :  
BY N.C. HIGHWAY COMMISSION  
1966

**VALDESE**  
North Carolina

2000' 0 2000'  
Scale in Feet



## Legend

- Unpaved Streets
- Narrow Streets
- Narrow and Unpaved







## HEAVY TRAFFIC VOLUMES

Map 10, 1965 Annual Average Daily 24-Hour Traffic Volumes on hardsurfaced roads, shows that Main Street (U.S. 64 and 70), North Church Street (SR 1338), South Praley Street and Carolina Street are the primary streets which carry the heaviest traffic volumes in the planning area. These streets have a combined total of 20,860 vehicles passing over them; however, Main Street is the heaviest travelled. Heavy traffic volumes along residential streets usually tend to bring about lower property values, increased noise, fumes, litter and safety hazards. These characteristics in turn encourage blight in neighborhoods. All neighborhoods are affected in one way or another; however, deeper setbacks and the planting of trees and shrubs to act as buffers would greatly improve some of the existing conditions.

## SCHOOL AND RECREATION AREAS

There are four schools -- three elementary and one high school -- in the planning area. Two of the schools are outside the town. East Drexel School is being used as a special facility where the mentally retarded are taught. This school is in the Drexel School District; however, it is in Valdese's one-mile perimeter area. The Rutherford College Elementary School is located on the northeast side of the one-mile perimeter area.

There is one elementary school and one high school in the town proper -- all located on the north side of town in Neighborhood 1. Actually, the schools in this neighborhood serve the entire town; however, Neighborhood 3 and parts of Neighborhoods 2 and 4 are more than one-half mile walking distance from the two schools. The Valdese school system is part of the Lovelady Township School System. Only the Francis Garrou High School is used by pupils who live outside the town limits.





## Recreation Areas

Valdese has no organized recreation commission or department to supervise recreational activities. However, the town does have plans for such an organization in the future. Recreation consists of a community center which serves the whole town. This center offers swimming, bowling, tennis and other indoor activities. Located in Neighborhood 1 just off the Southern Railroad right-of-way, the Corson Spencer Field is used mainly as a ball park. This field is maintained by Alba-Waldensian Hosiery Mill. Future plans call for an amphitheater to be built near the site of the elementary school. Considering the overall population and the number of neighborhoods, the town lacks adequate recreation facilities for its citizens. However, the community center and school grounds give some relief. (See Map 11.)



# School & Recreation Areas



**VALDESE**  
North Carolina

2000' 0 2000'  
Scale in Feet

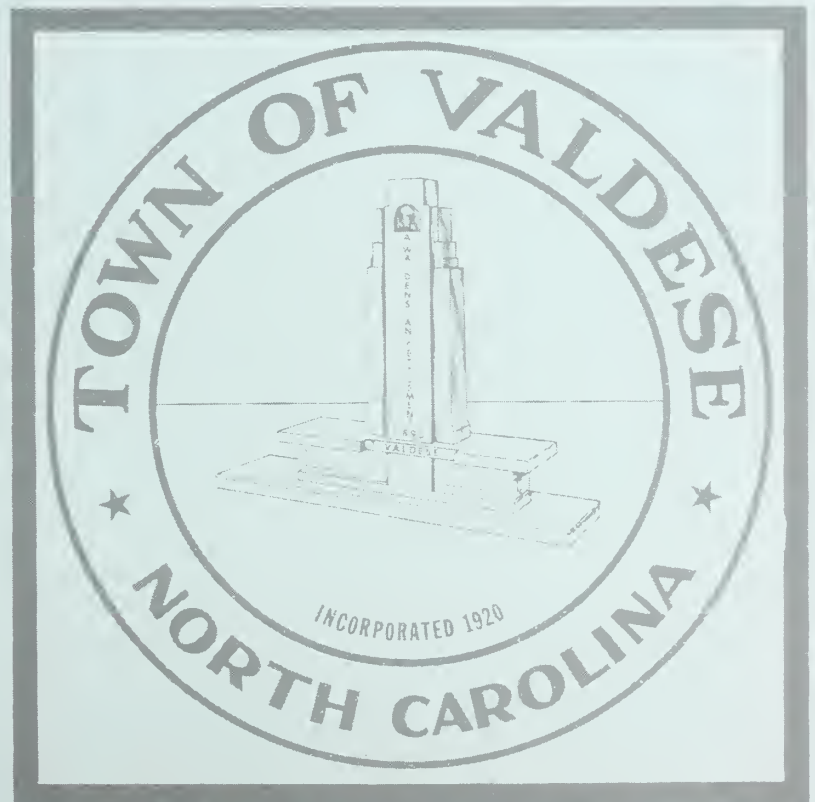


- Legend**
- Elementary School
  - High School
  - Carson Spencer Field
  - ▲ Community Recreation Center

Source: School Survey Burke County, 1963.



# CONDITION OF NEIGHBORHOODS







PART IV  
CONDITION OF NEIGHBORHOODS

TOWN LIMITS AREAS

Existing Land Use and Housing Conditions

Neighborhood 1

Neighborhood 1 is rectangular in shape and follows the general lines of Political Ward 5 in the northwestern section of the town. It is bounded on the west and north by the corporate limits, on the east by North Praley Street and a property line, and on the south by the Southern Railroad tracks. The major thoroughfares are U.S. 64 and 70 running east to west, and North Church Street extension (SR 1538) running north and south.

Existing Land Use

<u>Land Use - Neighborhood 1</u>	<u>Acres</u>	<u>Per Cent Developed Land</u>	<u>Percentage of Total Area</u>
Residential	108.3	42.9	25.7
Public-Semi-Public	46.0	18.2	10.9
Commercial	6.6	2.6	1.6
Industrial	42.1	16.7	9.9
Transportation	49.6	19.6	11.8
Vacant	169.5	-	40.1
<u>Total</u>	<u>422.1</u>	<u>100.0</u>	<u>100.0</u>

This is the most developed area in residential and industrial land uses. The housing numbers 243 dwelling units with a small share of substandard units -- 27 deteriorating and 3 dilapidated. The deteriorating housing for the most part is clustered within a five-block area, mainly on Maple and Cedar Avenues, Sillwell Street and Griffin Lane. The general



character of the neighborhood is residential; however, along U.S. 64 and 70 the pattern is industrial with some commercial.

The 1966 income level of families surveyed averaged between \$5,000 and \$6,000. Along Maple Avenue, Cedar Avenue, and Griffin Lane, the 1966 average family income was less than \$4,000. The majority of the dwelling units are owner-occupied and are in good condition.

### Community Facilities

The Valdese Elementary School and the Francis Garrou High School are located on North Church Street and Connelly Street, respectively. The elementary school has a design capacity of 800 students and is located on a 10 acre site. The Francis Garrou High School is located adjacent to the elementary school and has a design capacity of 400 students. It occupies an 18 acre site.

The Corson Spencer Field is a privately-owned park open to the public. The facility occupies a site of about two acres on Hoyle Street north of the Southern Railroad right-of-way.

### Utilities

Water and sewerage facilities are available and adequate. Sewer lines stop at the corporate limits, but a 16 inch water line extends down North Church Street to the water treatment plant located on the Catawba River. This line has the capacity to serve future development.

### Population Characteristics

Approximately 771 people live in the neighborhood (14 per cent of the total population of the planning area).



### Environmental and Economic Factors that Contribute to Blight

- 1) There are 27 deteriorating and 3 dilapidated dwelling units.
- 2) There are .8 miles of unpaved streets.
- 3) There are two major thoroughfares (U.S. 64 and 70) and one minor thoroughfare (N.C. 1538, better known as North Church Street) which carry heavy traffic volumes through the neighborhood.
- 4) Mixed land uses along both sides of U.S. 64 and 70 are present.
- 5) A large proportion of substandard housing is renter-occupied and the majority of these houses are on small lots.
- 6) A majority of the substandard dwelling units have more than 1.1 persons per room.
- 7) Thirty per cent of the housing has inadequate plumbing facilities.
- 8) Most of the housing is valued at between \$5,000 and \$9,000.
- 9) The average income for many of the families is under \$3,000, and monthly rent averages from \$15 to \$18.

### Overall Neighborhood Rank

Rank Number: 3 (Neighborhoods are ranked from 1 to 8 with 1 as the worst and 8 as the best.)

### Recommendations for Physical Improvements

Major conservation is recommended for the entire area -- and in particular that section of substandard housing on Maple and Cedar Avenues where rehabilitation is needed.

New construction should be closely supervised to assure minimum design standards -- especially front, side and rear yard setbacks as well as proper grading and width of streets.

Land that is subject to flooding along Galliard Creek should not be platted for urban development. (The existing subdivision Regulations should prevent such from occurring.)

Elimination of double-frontage lots such as those on Becker and Vinay Streets.



Major and minor thoroughfares which carry heavy traffic volumes should be upgraded. Unpaved streets should be paved to lessen dust, noise and mud.

Sidewalks are needed along North Church Street -- especially in the areas leading to the Valdese Elementary and High Schools.

There are several examples of industrial and commercial encroachments in this neighborhood -- notably the areas abutting the school grounds. The large lumber yard and the compact grocery store with other retail and wholesale uses along Connelly Street detract from the amenities of the school. Therefore, it is recommended that where a large commercial use abuts residential or institutional areas an adequate buffer be provided. Such buffer should consist of plant materials such as bamboo or wax leaf ligustrum or an attractive fence.

Night lighting is needed for the Corson Spencer Field as well as additional bleacher seats.

General cleaning, fixing and landscaping of many residences in the neighborhood would do much toward improving visual qualities (especially along U.S. 64 and 70).





## Neighborhood 2

Neighborhood 2 is a composite of Political Wards 1 and 2. It is bounded on the north and east by the corporate limits, on the south by the Southern Railroad tracks, on the west by North Praley Street and a property line. The major thoroughfares are Connelly Street (U.S. 64 and 70), Laurel Street (SR 1545), and Eldred Street (N.C. 350). U.S. 64 and 70 runs east to west, and Laurel and Eldred Streets run from north to south.

## Existing Land Use

<u>Land Use - Neighborhood 2</u>	<u>Acres</u>	<u>Per Cent Developed Land</u>	<u>Percentage of Total Area</u>
Residential	160.5	53.6	32.3
Public-Semi-Public	15.9	5.3	3.1
Commercial	3.6	1.2	.7
Industrial	38.2	12.8	7.8
Transportation	81.3	27.1	16.3
Vacant	198.6	-	39.9
<u>Total</u>	<u>498.1</u>	<u>100.0</u>	<u>100.0</u>

This neighborhood has larger amounts of residential and semi-public acreage than any other neighborhood in the town proper. The housing numbers 246 units, with 10 deteriorating and 2 dilapidated units. The deteriorating units, for the most part, are scattered except for a cluster along Eldred Street facing the hosiery mill. The two dilapidated units are on Cornville Avenue.

The general character of the neighborhood is residential, but along U.S. 64 and 70 the section is commercial in use. The 1966 income level of families surveyed in this neighborhood was over \$7,000, although along Eldred and Tarvia Streets and Cornville Avenue, 1966 family income was less than \$5,000. The majority of the housing is quite good and well-kept.



### Community Facilities

The Valdese Elementary School and the Francis Garrou High School serve the neighborhood. There are no parks; however, a community recreation center located on Massel Street offers indoor and outdoor activities.

### Utilities

Adequate water and sewerage facilities are available. A 20 inch water line extends down North Laurel Street to the water treatment plant. A 6 inch water line extends down Gardiol Street past Micol Creek and ties into the Rutherford College Water Corporation's lines. This 6 inch water line serves the north-east section, but increased development in the area would limit its adequacy and require that the line be replaced or supplemented.

### Population Characteristics

An estimated population of 787 people represents about 14 per cent of the total population of the planning area.

### Environmental and Economic Factors that Contribute to Blight

- 1) There are 10 deteriorating and 2 dilapidated dwelling units.
- 2) There are .4 miles of unpaved streets.
- 3) Four thoroughfares carry heavy traffic volumes -- two major (U.S. 64 and 70) and two minor (N.C. 350 and SR 1545).
- 4) Mixed land uses are outstanding, mainly because of the nearby central business district and the strip commercial development which has grown out from the core area along U.S. 64 and 70.
- 5) Substandard dwelling units have a high incidence of more than 1.01 persons per room (along Eldred Street near U.S. 64 and 70).
- 6) About 30 per cent of the substandard housing has inadequate plumbing facilities.
- 7) The substandard housing is valued between \$5,000 and \$9,000.
- 8) Monthly rent averages between \$20 and \$25.
- 9) Where housing is substandard, 1966 annual family income averaged from \$3,000 to \$4,000.



## Overall Neighborhood Rank

Rank Number: 5 (Neighborhoods are ranked from 1 to 8 with 1 as the worst and 8 as the best.)

## Recommendations for Physical Improvements

A program of major conservation is recommended for dwelling units located on Eldred Street near the hosiery mill. A further recommendation is to practice conservation throughout the entire neighborhood.

Additional recreation areas should be developed.

Additional off-street parking spaces should be provided, especially in the central core area.

Intersections with the major thoroughfares (U.S. 64 and 70) should have clear visibility and should be better marked with street names or route numbers.

Some unpaved streets need paving.

A substantial proportion of this neighborhood is undeveloped, hence, future subdividing should be carefully controlled to reserve park lands, drainage and easements, and so forth.

General landscaping and cleaning up along U.S. 64 and 70 would improve the overall appearance of this route.





### Neighborhood 3

Neighborhood 3 corresponds to Political Ward 3. This area is bounded on the north by the Southern Railroad tracks, on the east and south by the corporate limits, on the west by a property line which runs parallel to South Faet Street. There are two minor thoroughfares, N.C. 350 and Carolina Street (SR 1737). Both run from north to south and both connect with U.S. 64 and 70 and Interstate 40.

### Existing Land Use

<u>Land Use - Neighborhood 3</u>	<u>Acres</u>	<u>Per Cent of Developed Land</u>	<u>Percentage of Total Area</u>
Residential	63.6	57.8	19.8
Public-Semi-Public	-	-	-
Commercial	-	-	-
Industrial	3.4	3.1	1.1
Transportation	42.9	39.1	13.4
Vacant	210.8	-	65.7
<u>Total</u>	<u>320.7</u>	<u>100.0</u>	<u>100.0</u>

This neighborhood is the least developed residentially and has plenty of vacant land for further development. It is probably the least developed because the railroad acts as a buffer. There are very few mixed land uses. The housing numbers 136 units, with only 3 deteriorating and 1 dilapidated dwellings. The few deteriorating dwelling units are found in a group along Garrou Street. In the last five to ten years many new homes have been built along Fountain View Drive and Campbell Drive. New homes valued at from \$15,000 to \$19,000 and up are being built along Katherine Drive, Susan Drive and Barbara Drive. Further house construction along these streets will insure this neighborhood's quality. The general character of the neighborhood is residential, but strip commercial uses may become more dominant along N.C. 350.



### Community Facilities

The area is served by the Valdese Elementary and High School (located in Neighborhood 1). The community center on Massel Street (across the Southern Railroad tracks in Neighborhood 2) is the closest recreation area. Further subdividing might well allow for additional park areas in this neighborhood.

### Utilities

Water and sewerage facilities are adequate and available. Water lines extend approximately 200 to 300 feet beyond the corporate limits toward the southeast.

### Population Characteristics

An estimated 416 persons live in the area (or about 7 per cent of the total planning area population).

### Environmental and Economic Factors that Contribute to Blight

- 1) There are four substandard dwelling units -- 1 dilapidated and 3 deteriorating units.
- 2) About 1.6 miles of streets are unpaved, and approximately 3.7 miles of streets are narrow.
- 3) Lot sizes are inadequate for proper living conditions (trailers are crowded together on Litton Street).
- 4) Several homes on Garrou Street have more than 1.1 persons per room.

### Overall Neighborhood Rank

Rank Number: 8 (Neighborhoods are ranked from 1 to 8 with 1 as the worst and 8 as the best.)



### Recommendations for Physical Improvements

A program of conservation is recommended for this neighborhood. Although many of the area's dwellings need only to be conserved in their present condition, a few deteriorating dwellings on Garrou Street in the southwest section need major repairs and upgrading. Therefore, it is suggested that major conservation be applied here.

Park land should be acquired in advance of development.

Since over one-half of this neighborhood is undeveloped, the town's newly adopted subdivision regulations can do much to determine the quality of this area.

The encroachment of strip commercial along N.C. 350 should be checked.

Sidewalks are needed along Carolina Street.





#### Neighborhood 4

Following the general outlines of Political Ward 4 in the southwestern section of town, the neighborhood is bounded on the north by the Southern Railroad tracks, on the east by a property line running parallel to South Faet Street, on the south and west by the corporate limits. The major thoroughfares extending through the area are South Praley Street and the proposed Ribet Boulevard Extension. South Praley Street runs from north to south and connects with U.S. 64 and 70 as well as Interstate 40. Ribet Boulevard Extension will run from east to west and will serve as an inner loop around the central business district when it is completed.

#### Existing Land Use

<u>Land Use - Neighborhood 4</u>	<u>Acres</u>	<u>Per Cent of Developed Land</u>	<u>Percentage of Total Area</u>
Residential	124.8	68.9	43.8
Public-Semi-Public	2.5	1.4	.8
Commercial	3.2	1.7	1.1
Industrial	8.7	4.8	3.1
Transportation	41.9	23.2	14.7
Vacant	104.2	-	36.5
<u>Total</u>	<u>285.3</u>	<u>100.0</u>	<u>100.0</u>

Neighborhood 4 has a majority of environmental and social problems as well as the majority of the substandard houses in town. Mixed uses are not too prominent -- except for the industrial plant on Hoyle Street. The neighborhood is the third most developed neighborhood in the town proper, has the second highest number of acres in unpaved streets and leads in substandard housing. Thirty-two of the 205 dwelling units are deteriorating and 17 are dilapidated. The majority of these dwellings are in little pockets in the vicinity of "Frog Hollow" and "Crow Hill",



south of the railroad tracks on Spring Street, Hoyle Street and Massel Street, Pine Burr and Woodland Streets. All of these areas definitely need immediate treatment. The housing on Spring Street is beyond redemption and should be razed. Several houses on Orchard Road, West Pine Burr Avenue, South Waldo Street, South Praley Street and South Faet Street have noticeable defects which could be corrected by enforcement of minimum housing codes -- if adopted. It is possible that public housing could be built here also. The general character of this neighborhood is residential and should continue to be such. The 1966 income level of families living in the substandard areas averages from \$2,000 to \$3,000. The majority of the dwelling units surveyed were renter-occupied.

#### Community Facilities

There are no schools or parks in the neighborhood, but residents have access to the various school grounds, Corson Spencer Field and the community center located in other neighborhoods. As the third highest populated area in the town there is a definite need for a park or open area for the children to play on.

#### Utilities

The developed portion of this neighborhood is adequately served by water and sewerage. Both water and sewer lines stop at the corporate limits.

#### Population Characteristics

An estimated 650 persons live in the area (approximately 12 per cent of the total planning area population).



Environmental and Economic Factors  
that Contribute to Blight

- 1) There are 32 deteriorating and 17 dilapidated dwelling units.
- 2) Three major and three minor fires occurred here from 1964 to 1966.
- 3) There are 4.4 miles of unpaved streets within the area.
- 4) One heavily-travelled thoroughfare passes through the area (South Praley Street).
- 5) The furniture plant on Hoyle Street is a traffic generator which tends to create a bottleneck at the intersection of Hoyle Street and U.S. 64 and 70.
- 6) The majority of the substandard housing is renter-occupied.
- 7) Substandard housing on Spring and Massey Streets is located on inadequate lots.
- 8) A majority of the substandard dwelling units has more than 1.1 persons per room, and over 30 per cent of the substandard housing has inadequate plumbing facilities.
- 9) A substantial amount of the substandard housing is valued at less than \$5,000.
- 10) Monthly rent (excluding utilities) averages between \$15 and \$18 per month.
- 11) The average annual income for many of the families surveyed in the substandard housing areas averages from \$2,000 to \$3,000.

Overall Neighborhood Rank

Rank Number: 1      (Neighborhoods are ranked from 1 to 8  
with 1 as the worst and 8 as the best.)

Recommendations for Physical Improvements

A program of rehabilitation is needed to keep the southeastern section (South Waldo Street, South Praley Street, and South Faet Street) from becoming an area of advanced blight and deterioration. Such a program would include spot clearance of some structures in the area as well as major repair work. It is further recommended that the 12 dilapidated structures on Spring Street and in the immediate vicinity be razed and that future development or expansion consist of low cost or public housing and industrial growth.



The development of the proposed Ribet Boulevard Extension should continue for the purpose of creating an inner loop around the central business area -- to relieve congestion on U.S. 64 and 70 (Connelly Street) during peak traffic hours.

Major and minor thoroughfares should be upgraded, pavements should be widened, and intersection and signal improvements initiated. A signal light is definitely needed at the intersection of Hoyle Street and U.S. 64 and 70.

The Town Commissioners should investigate the use of a Federal grant under the Housing Act of 1954, as amended, for a rehabilitation program in this neighborhood to clear out dilapidated housing, pave streets, install adequate utilities, and so forth.

Inaugurate a sidewalk program and conduct a landscaping and beautification program.

Enforce a minimum housing code and building codes and provide for adequate inspection.





## FRINGE AREAS

### Neighborhood 5

Neighborhood 5 is located outside the corporate limits in the northwestern quadrant. It is bounded on the west by the line separating the Valdese and Drexel Planning Areas, on the north by the Valdese one-mile perimeter line, on the east by a creek and on the south by the corporate limits of Valdese. This is the largest neighborhood, with a grand total of 1,945.0 acres. Only 312 acres are developed, leaving about three-fourths of the area undeveloped. Five major thoroughfares pass through this area -- U.S. 64 and 70 (east to west), SR 1546 (east to west), and SR 1540 (Enon Road), North Church Street Extension (SR 1538) and Laurel Street (SR 1545) extending north to south.

### Existing Land Use

<u>Land Use - Neighborhood 5</u>	<u>Acres</u>	<u>Per Cent of Developed Land</u>	<u>Percentage of Total Area</u>
Residential	168.5	53.9	8.7
Public-Semi-Public	62.5	19.9	3.2
Commercial	2.4	.8	.1
Industrial	-	-	-
Transportation	79.3	25.4	4.1
Vacant	1,632.3	-	83.9
<u>Total</u>	<u>1,945.0</u>	<u>100.0</u>	<u>100.0</u>

This is the second most developed study area outside the corporate limits. A full range of land uses exists, but agriculture is the largest single user of land. Other large uses of land include residential, public and roads. The housing inventory counts 207 units, of which 37 are deteriorating and 11 are dilapidated. Most of these substandard dwellings are scattered on the northwest side of the planning area. Almost all of the housing in the non-white community of "Berrytown" lacks inside plumbing



facilities. Rent averages between \$12 and \$15 per month here. Many environmental and social problems are evident in this small community -- and some type of treatment should certainly be rendered. Other pockets of substandard housing are located on SR 1545, SR 1546, SR 1544 and SR 1540. The majority of these dwellings could be made livable with some major repairs.

### Community Facilities

This neighborhood is served by both the Drexel School District and the Valdese School District. The School District boundary splits the neighborhood about one mile northeast of SR 1538 and SR 1544. School buses transport the children to their respective schools. No recreation areas are available for the children in the area except the existing school grounds -- which at best can only serve the immediate vicinity.

### Utilities

City water is available through a 16 inch main down North Church Street. Future development can be served with water, but sewerage facilities are limited to septic tanks.

### Population Characteristics

An estimated 867 people (about 1 per cent being non-white) live in the area -- which is about 16 per cent of the total planning area population.

### Environmental and Economic Factors that Contribute to Blight

- 1) There are 37 deteriorating and 11 dilapidated dwelling units.
- 2) There are 2.7 miles of unpaved roads -- the majority of which are near SR 1545.
- 3) There are 5.7 miles of narrow roads.
- 4) There are six thoroughfares with heavy traffic volumes.



- 5) The majority of the substandard housing is renter-occupied.
- 6) The majority of the substandard dwellings in "Berrytown" occupy inadequate lots.
- 7) Based on the "20% sample" survey, a good proportion of the substandard dwelling units have more than 1.01 persons per room.
- 8) Over 30 per cent of the housing in "Berrytown" and along SR 1545 has inadequate plumbing facilities.
- 9) Substandard housing is valued at less than \$5,000.
- 10) The average annual income for many of the families surveyed in substandard housing areas ranges from \$2,000 to \$3,000.

#### Overall Neighborhood Rank

Rank Number: 2 (Neighborhoods are ranked from 1 to 8 with 1 as the worst and 8 as the best.)

#### Recommendations for Physical Improvements

Complete rehabilitation is needed in the "Berrytown" community since the area has every potential for entering into a stage of advanced blight. Perhaps the Burke County Commissioners could establish a County Housing Authority to attack blight and provide public housing in the outlying areas.

There are 1,632 acres of vacant land -- and it is suggested that new residential development be controlled by the subdivision ordinance and building codes.

Unpaved streets should be paved and existing rights-of-way should be upgraded to at least 60 feet for all major roads.

Trailer parks might be established with adequate utilities and facilities in this neighborhood.

Mixed land uses should be discouraged by the zoning ordinance.

Develop such community facilities as parks, playgrounds, schools, utilities, and so forth.





### Neighborhood 6

Neighborhood 6 is bounded on the west by Micol Creek and the corporate limits of Valdese, on the north and east by the one-mile perimeter line, and on the south by the Southern Railroad tracks. There are five major thoroughfares passing through the area -- U.S. 64 and 70, SR 1547, SR 1546 (east to west), and SR 100 (north-south).

### Existing Land Use

<u>Land Use - Neighborhood 6</u>	<u>Acres</u>	<u>Per Cent of Developed Land</u>	<u>Percentage of Total Area</u>
Residential	259.6	74.9	16.5
Public-Semi-Public	11.7	3.4	.8
Commercial	13.5	3.9	.9
Industrial	3.8	1.0	.3
Transportation	58.1	16.8	3.6
Vacant	1,222.2	-	77.9
<u>Total</u>	<u>1,568.9</u>	<u>100.0</u>	<u>100.0</u>

The predominant use of land is for single-family residential development; however, many acres of vacant land are owned by the Duke Power Company. Commercial uses are scattered, for the most part, except that there is a small cluster of businesses at the intersection of U.S. 64 and 70 and SR 100. Other businesses are located on SR 100 toward the Rutherford College area. There are no industries in this neighborhood; however, plans are that a large textile plant will be built on U.S. 64 and 70 directly opposite SR 1547. The Valdese General Hospital and the Rutherford College Elementary and High School occupy a substantial amount of land toward the eastern boundary of the Valdese one-mile perimeter area.



The housing units in this study area number 271, of which 21 are deteriorating and 7 are dilapidated. Substandard dwellings are scattered throughout the area. Strip commercial development along SR 100 in the Rutherford College area may be causing nearby residential structures to lose value. Commercial expansion in this area should be restricted to shopping centers and not be allowed to spread along SR 100. When zoning is applied to this area it might well be geared to the creation of an office-institutional district -- to allow older residential structures to be converted to duplexes and apartments.

### Community Facilities

The Rutherford College Elementary and High School serves this neighborhood as well as the surrounding area across the Southern Railroad tracks in Neighborhood 7. The school site contains 14 acres and has a design capacity in excess of 1,500 students. There are no parks or playfields except for the school grounds. There is a definite need for recreation space and future subdividing should provide for such.

### Utilities

Water is available from Valdese through a 20 inch main down North Laurel Street and a 12 inch main down SR 1546 which tie into the Rutherford College Water Corporation's lines. The Water Corporation also serves the northeast section. Sewerage facilities are unavailable because of the high cost; however, septic tanks and outdoor privies handle the problem.

### Population Characteristics

Neighborhood 5 has an estimated population of 867 people (about 16 per cent of the total planning area population).



Environmental and Economic Factors  
that Contribute to Blight

- 1) There are 21 deteriorating and 7 dilapidated dwelling units.
- 2) There are 2.2 miles of unpaved roads and 5.4 miles of narrow roads.
- 3) Mixed land uses are notable in the Rutherford College area along SR 100.
- 4) Renter-occupied housing averages over 51 per cent in the substandard areas.
- 5) There are a few areas where lots have less than 6,000 square feet.
- 6) The conversion of single-family dwellings into multi-family units has increased the density of the area.
- 7) Deadend streets with inadequate turn-arounds are present.
- 8) Thirty per cent of the substandard housing has inadequate plumbing facilities ("20% sample" survey).
- 9) Many of the accessory structures on residential lots are in bad condition.
- 10) Lack of adequate buffering between commercial activities and residences, especially in the vicinity of SR 100 in the Rutherford College area, detract from the residential nature of the area.

Overall Neighborhood Rank

Rank Number: 7 (Neighborhoods are ranked from 1 to 8  
with 1 as the worst and 8 as the best.)

Recommendations for Physical Improvements

A strong program of rehabilitation is recommended along SR 100 where older residential structures are becoming run-down. For the rest of the study area, conservation practices should be maintained throughout. Most of the housing needs only to be maintained in its present condition.

A fix-up clean-up campaign should be inaugurated for the Rutherford College area.

Establish recreational areas.

Upgrade and widen unpaved roads.

Require buffers between residential and commercial uses.

Improve subdivision platting, i.e., by requiring residential lots to have adequate yards and proper setback from the road.



### Neighborhood 7

Neighborhood 7 is located on the southeast side of Valdese. It is bounded by the Southern Railroad on the north, the one-mile perimeter line on the east and south, and SR 1737 and Carolina Street on the west. This is the least developed area of all. The major thoroughfares include Interstate 40 (east to west), N.C. 350 and Carolina Street (north to south).

### Existing Land Use

<u>Land Use - Neighborhood 7</u>	<u>Acres</u>	<u>Per Cent of Developed Land</u>	<u>Percentage of Total Area</u>
Residential	97.9	44.0	6.3
Public-Semi-Public	21.6	9.6	1.4
Commercial	37.4	16.9	2.4
Industrial	5.8	2.6	.4
Transportation	59.9	26.9	3.8
Vacant	1,331.0	-	85.7
<u>Total</u>	<u>1,553.6</u>	<u>100.0</u>	<u>100.0</u>

The predominant use of land in the area is residential -- mainly single-family -- but with a few trailers scattered throughout the area. Some public and commercial and light industrial uses are also present.

Land use problems are not critical except for a few isolated spots of commercial uses and individual trailers. More than three-fourths of the area is undeveloped. The majority of this land is across Interstate 40 and is mountainous.

The housing numbers 168 dwelling units, of which 9 are deteriorating and 2 are dilapidated. There is no particular pattern of poor housing although some deteriorating dwellings are very noticable on SR 1740.





### Community Facilities

No parks or schools are located in the area. Rather, the area is served by the Rutherford College Elementary and High School in Neighborhood 6. The mountainous area mentioned offers park possibilities for a nature preserve.

### Utilities

Water and sewerage facilities are available to this area only by private wells and individual septic tanks or outdoor privies.

### Population Characteristics

An estimated 537 people (approximately 10 per cent of the total planning area population) live in the area.

### Environmental and Economic Factors that Contribute to Blight

- 1) There are 9 deteriorating and 2 dilapidated dwelling units.
- 2) There are 1.7 miles of unpaved roads, and 1.7 miles of narrow roads.
- 3) There are improperly controlled trailer parks in mountainous country.
- 4) There is a lack of adequate playgrounds.
- 5) Accessory structures are poorly maintained.
- 6) Many residential lots have inadequate setbacks from roads.

### Overall Neighborhood Rank

Rank Number: 6 (Neighborhoods are ranked from 1 to 8  
with 1 as the worst and 8 as the best.)



### Recommendations for Physical Improvements

No indication of blight is evident; however, it is very important that a sound program of conservation be applied to the area to insure the prevention of blight.

Enforce building, plumbing and electrical codes through the County Inspection Department.

Extensive road improvements are needed.

The majority of this neighborhood is undeveloped. Subdivision design control is needed to insure proper development.



### Neighborhood 8

The area is bounded on the north by the Southern Railroad tracks, on the east by SR 1737 and Carolina Street, on the south by the Valdese one-mile perimeter line, and on the west by the Drexel-Valdese one-mile perimeter breaking point. Major thoroughfares include Interstate 40 and SR 1722 (east to west) and SR 1727, SR 1737 and Carolina Street (north to south).

### Existing Land Use

<u>Land Use - Neighborhood 8</u>	<u>Acres</u>	<u>Per Cent of Developed Land</u>	<u>Percentage of Total Area</u>
Residential	119.7	53.4	9.0
Public-Semi-Public	26.3	11.7	2.0
Commercial	18.5	8.3	1.4
Industrial	-	-	-
Transportation	59.6	26.6	4.5
Vacant	1,107.4	-	83.1
<u>Total</u>	<u>1,331.5</u>	<u>100.0</u>	<u>100.0</u>

The major use of land in the neighborhood is residential. Other large uses of land are semi-public (churches and cemeteries) and commercial. There are no industrial activities. Vacant land is in abundance, but mountainous terrain will limit extensive development. Housing numbers 169 dwelling units, of which 20 are deteriorating and 8 are dilapidated. The majority of these substandard dwellings are, for the most part, located on SR 1726 and SR 1737.

### Community Facilities

There are no parks or schools facilities; however, Neighborhood 8 is served by the Drexel School District. Park facilities should be made available in the future.





### Utilities

Water and sewerage facilities are available only by private wells and individual septic tanks or outdoor privies.

### Population Characteristics

Neighborhood 8 has an estimated population of 537 people (about 10 per cent of the total planning area population).

### Environmental and Economic Factors that Contribute to Blight

- 1) There are 20 deteriorating and 8 dilapidated dwelling units.
- 2) There are 1.2 miles of unpaved roads and 1.7 miles of narrow roads.
- 3) Many substandard or poorly maintained accessory structures are noticable.
- 4) Poorly platted and small lots are located along SR 1726 in the southwestern section.

### Overall Neighborhood Rank

Rank Number: 4 (Neighborhoods are ranked from 1 to 8 with 1 as the worst and 8 as the best.)

### Recommendations for Physical Improvements

Major conservation treatment is recommended. Most of the housing needs only to be maintained in its present condition. The greatest need is for recreation areas, and along SR 1726 rehabilitation may be needed in spots.

Emphasis should be placed on the enforcement of building, plumbing, electrical and housing codes by the County Inspection Department.

Upgrade and pave substandard roads.

Establish a recreation area on the north side of Interstate 40.



## CENTRAL BUSINESS DISTRICT

### Existing Land Use

Land Use - The Central Business District	Acres	Per Cent of Developed Land	Percentage of Total Area
Residential	4.0	15.9	11.6
Public-Semi-Public	2.9	11.6	8.5
Commercial	8.0	31.8	23.3
Industrial	3.1	12.5	9.1
Transportation	7.1	28.2	20.7
Vacant	9.2	-	26.8
Total	34.3	100.0	100.0

Most of the non-residential structures front on Connelly Street and are considered to be sound. Governmental uses, retail and wholesale uses occupy the majority of the acreage in the central business district. There has been little new construction in the area during the last few years and some of the buildings are beginning to deteriorate. The majority of the remodeling has been confined to the interior with little attention to the exterior. Even though most of the structures are considered to be sound, a "fix-up paint-up clean-up" campaign, general face lifting and the planting of some shrubbery would improve the appearance of the area. The alleys in back of many of the commercial buildings should be cleaned and paved and many of the store backs should be painted.

Parking in the vicinity is inadequate and causes traffic congestion on sale weekends and other heavy shopping days. Additional parking lots are needed and should be established either by the local merchants or by the Town of Valdese. Many of the large industrial mills near the central business district (in Neighborhoods 1 and 4) could improve their physical appearance by painting and cleaning up their properties. This is especially true for the industrial and wholesale structures in Neighborhood 4 (which abuts the central core area).

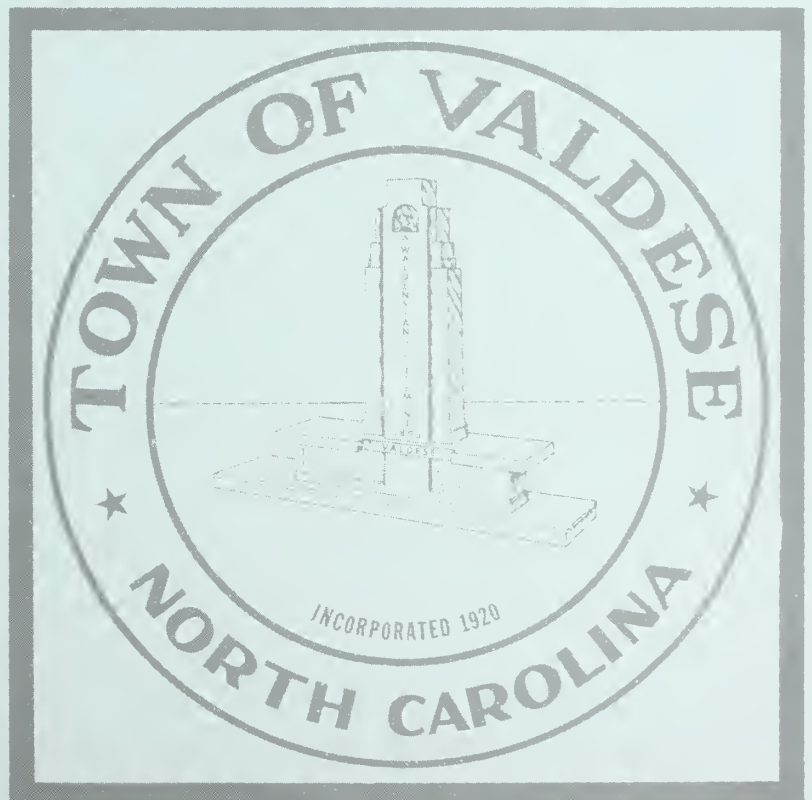


Most outlying industries have developed along U.S. 64 and 70 and the Southern Railroad corridor. The majority of these small textile mills are of substandard construction and within a few years they will be adding blight to the planning area.

It is recommended that future industrial or commercial construction be of high standards and that the State building codes be strictly enforced by the County Inspection Department.



# CONCLUSIONS & RECOMMENDATIONS







PART V  
CONCLUSIONS AND RECOMMENDATIONS

General recommendations for prevention and elimination of blight in the Town of Valdese and its extraterritorial jurisdiction are:

1. Enforce appropriate building, plumbing, electrical and minimum housing codes.
2. Require buffers between commercial and residential land uses.
3. Submit all planning and development problems to the Planning and Zoning Board for their review.
4. Appoint neighborhood improvement committees to promote interest in upgrading the general appearance of each neighborhood.

SUMMARY OF FINDINGS

A collation of the preceding data is shown in Table 7, Comparison of Neighborhoods by Selected Characteristics. For each characteristic the neighborhood was ranked according to its incidence of bad conditions. The effect of the rating is to indicate the standing of each neighborhood. Beginning with the neighborhood with the most blighting factors and progressing to the neighborhoods with the least number of points, the rank order is: Neighborhood 4, 5, 1, 8, 2, 7, 6, and 3.



TABLE 7  
COMPARISON OF NEIGHBORHOODS BY  
SELECTED CHARACTERISTICS\*

Neighborhood	Res. Struc. Deter- iorating or Dilapidated	Major Fires per 100 Res. Struc.	Major Crimes (Prop.) per 100 Res. Struc.	Major Crimes (Pers.) per 100 Res. Struc.				
	Per Cent	Rank	Rate	Rank	Rate	Rank	Rate	Rank
TOWN LIMITS AREA								
1	12.3	4	1.2	2	.4	1	-	2
2	4.8	7	.8	3	.4	2	-	2
3	2.9	8	-	5	-	3	-	2
4	23.9	1	2.9	1	-	3	1.0	1

FRINGE AREA

5	18.2	2	-	5	-	3	-	2
6	8.5	5	-	5	-	3	-	2
7	5.9	6	-	5	-	3	-	2
8	16.5	3	.6	4	-	3	-	2

Infant Deaths per 100 Res. Struc.		TB Cases per 100 Res. Struc.		VD Cases per 100 Res. Struc.		Welfare Cases per 100 Res. Struc.	
Per Cent	Rank	Rate	Rank	Rate	Rank	Rate	Rank

TOWN LIMITS AREA

1	.4	5	-	3	-	3	1.6	4
2	.4	6	.4	2	-	3	2.0	2
3	-	8	-	3	-	3	-	7
4	.5	5	-	3	1.0	2	3.0	1

FRINGE AREA

5	.7	1	2.5	1	1.5	1	-	7
6	.4	7	-	3	-	3	1.8	3
7	.6	2	-	3	-	3	1.2	5
8	.6	2	-	3	-	3	1.2	6

TOWN LIMITS AREA	OVERALL RANK	FRINGE AREA	OVERALL RANK
1	3	5	2
2	5	6	7
3	8	7	6
4	1	8	4

The CBD has been excluded from this table due to its non-residential character.

Source: Division of Community Planning



## CONCLUSIONS

Most neighborhood analyses will vary in detail and scope, depending on the size of the town and the availability of data. Larger cities and counties with more comprehensive administrative means usually have more information concerning economic levels and social problems. This type of information is desirable for analysis because there is usually a direct correlation between slums and social ills. However, enough social data was available to relate social conditions to substandard housing.

Valdese needs an effective housing program to insure that new residential areas will not become future slums. For such a program to be successful it should include:

- strict enforcement of building and housing codes, subdivision regulations and a zoning ordinance;
- the encouragement of voluntary action by homeowners -- as through neighborhood improvement committees.

Improvements within the town limits cannot rest entirely on the town government. Responsibility should be a joint effort of public and private interests in correcting substandard conditions. The majority of the substandard housing can be corrected through a rehabilitation program before more expensive and more extreme solutions become necessary. This treatment is applied to declining areas which are in danger of becoming more blighted. The goal of a rehabilitation or conservation program is to eliminate the existing causes of blight and restore healthy environmental conditions.





The Town of Valdese can proceed to improve its environment through better municipal services, i.e., fire and police protection, sanitation and street maintenance, and through new community facilities -- parks, playgrounds, schools and utilities.

#### URBAN RENEWAL TECHNIQUES

1. Clearance. The physical clearance of land harboring structures which are beyond repair. Clearance is usually done under public authority.
2. Rehabilitation. The renovation and restoration to minimum standards of structures that are deteriorating but not yet beyond repair.
3. Conservation. The application of ordinary preventive maintenance to structures in sound condition.

The classifying of treatment areas was not a difficult problem. Documentation of information permitted precise identification of blight and its contributing factors; hence, there is no doubt as to the problem areas. Map 12 shows recommended treatment areas and the type of treatment which should be applied to each. The pockets of housing in Valdese designated for clearance should be made available for other suitable land uses. The only housing which has been designated for clearance is located in Neighborhood 4 on Spring Street (12 residential dwellings). An ideal public housing site exists almost right next to these substandard dwellings -- the vacant block next to the Albe-Waldensian Hosiery Mill on Kenneth Street.

#### PUBLIC HOUSING

It is recommended that a Federally-assisted public housing program be inaugurated. Public housing is governed by a local housing authority (usually five members appointed by the town's governing body). The authority selects sites upon which public



# Recommended Treatment Areas



**VALDESE**  
North Carolina

2000' 0 2000'

Scale in Feet



## Legend





housing will be built, retains architects and engineers to draw up design plans, and awards contracts for the construction of the low-rent units. When the units are available for occupancy, the authority will adopt policies governing admission, continued occupancy and eviction.

Congress has authorized the Public Housing Administration (a part of the Department of Housing and Urban Development) to make Federal loans to local housing authorities of up to 90% of the cost of development. Federal loans will be made to the local authority to aid in preliminary planning, site acquisition and construction. When the project is nearly completed, the local housing authority sells bonds publicly and repays all Federal loans, plus interest. The cost of low-rent public housing is paid for by the rent from the tenants and continuing financial support from the Federal Government to insure the low-rent nature of the program.

#### URBAN REDEVELOPMENT

Clearance of these structures should take place within the next few years. The Town of Valdese should include funds in its budget to cover the cost of this project. As previously mentioned, this program can be accomplished with Federal assistance or it may be undertaken by the municipality alone. If Federal assistance is used, three-fourths of the cost would be paid by the Federal Government and one-fourth by the Town of Valdese. In a joint Federal-local program, Valdese can make public improvements such as installing streets, street lights, water and sewer lines, that will count toward its one-fourth share.





Property owners in the treatment areas also benefit under a conservation and rehabilitation program since they can obtain FHA home improvement loans at a low rate of interest and with a repayment period longer than those usually available. The residents of each study area should be given assistance in getting this aid.

#### ADVANTAGES OF THE CONSERVATION AND REHABILITATION PROGRAM

Relocation of families should present no serious problem because of the small amount of clearance needed.

Community and municipal facilities can be added with the Federal Government paying three-fourths of the cost.

Financing is available for property owners to improve their properties and thus raise property values.

It is the most economic way for a town to eliminate blight since most of the cost is paid by the property owner.

Since there is little clearance, there is only a small amount of property that has to be acquired. This practically eliminates the problem of having to resell the acquired land.

In conclusion, Valdese might begin a total program or select a study area where larger problems exist. It is recommended that the small area plan be used in the beginning as a pilot project.

Valdese has only 14.1 per cent of its housing inventory in the substandard classification (as compared with 20-30 per cent in many North Carolina cities). Nevertheless, there is a substantial amount of blight in Valdese and it does create many problems. If the suggestions made in this report are followed, Valdese's problems of blight can be largely eliminated.







